

APPROVED

The Regular Meeting of the Planning Board of the Town of Clay, County of Onondaga held at Town Hall located at 4401 State Route 31, Clay, New York on the 13th day of July 2022. The meeting was called to order by Chairman Mitchell at 7:30 PM. All joined in the Pledge of Allegiance and upon roll being called, the following were:

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| PRESENT: | Russ Mitchell | Chairman |
| | Michelle Borton | Member |
| | Karen Guinup | Deputy Chair |
| | Hal Henty | Member |
| | Al McMahon | Member |
| | Mark Territo | Commissioner of Planning & Development |
| | Judy Rios | Secretary |
| | Kathleen Bennett | Planning Board Attorney |
| ABSENT: | Jim Palumbo | Member |
| | Scott Soyster | Member |
| | Ron DeTota | C&S Engineers |

A motion was made by Michelle Borton seconded by Karen Guinup granting approval of the minutes from the June 8, 2022 Regular Meeting.

Motion Carried 5-0

Public Hearings (New Business):

****Case #2022-022 – Mazur Subdivision (3) – 7855/7859 Morgan Road – Preliminary Plat.** Jeffrey Fasoldt, Bousquet Holstein, PLLC, presented on behalf of the applicant stating this project is a simple subdivision with one lot, two (2) mailing addresses, but only one (1) tax map parcel. Russ Mitchell asked for new drawings and Jeff distributed the updated documents noting receiving twelve (12) variance approvals at Monday's July 11, 2022 Zoning Board meeting. Further, Jeff stated the parties of this property want to split this in half each with one tax map parcel each. Hal Henty asked if 911 has been notified and Jeff said they are aware as there is two house numbers. Russ explained the applicant will need to file for Final Plat and return to a future meeting for approvals.

Russ asked for questions/comments from the public. Hearing none he closed the hearing.

Al McMahon read: In the matter of the application of the Planning Board Case #2022-022 – Mazur Subdivision – 7855/7859 Morgan Road, I move the adoption of a resolution using standard form #10 – SEQR, that the proposed action is an unlisted action and does not involve any Federal Agency. It is further determined the proposed action will not have a significant effect on the environment and the resolution shall constitute a negative resolution. Seconded by Karen Guinup.

Motion Carried 5-0

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Al McMahon read: In the matter of the application of Planning Board Case #2022-022 – Mazur Subdivision – 7855/7859 Morgan Road, I move the adoption of a resolution using standard form #20 – Preliminary Plat granted based on a map by Lehr Land Surveyors dated March 16, 2021, revised July 12, 2022 and numbered 21.A-71. Conditioned upon approval of all legal and engineering requirements of the Town of Clay. Seconded by Karen Guinup.

Motion Carried 5-0

****Case #2022-027 – Jason Kocher (3) – 8350 Caughdenoy Road – Special Permit – Tier 2 Solar Energy System.** Mark Dottolo, Alternative Power Solutions, spoke on behalf of the applicant noting this project is to install solar panels on the Kocher property. He is working on natural screening for the neighbors and is planning to plant arborvitae trees. Russ Mitchell asked, as there is a lot of property, why they aren't installing the units further out. Mark explained it is a significant extra cost for labor, pulling wire, and wire conduit. Conversation ensued as to other areas the arrays could be placed without visually impeding on the neighbors. Michelle Borton commented about the property lines on the diagram and difficulty of reading. As well, she stated the plantings are not shown and feels it is an inadequate amount for the neighbors. Al McMahon agreed with Michelle stating without the property lines listed it's hard to know what we're looking at. Russ stated, going forward, he wants the drawings to be 3'x2', showing the property, with property lines delineated and where the proposed trees will be planted. Karen Guinup suggested he get a professionally designed site plan showing the items Russ mentioned as well as the solar arrays, setbacks, existing trees and the County's comments. Al requested the type of arborvitae also be listed on the drawing. Russ provided a copy of the County comments to Mark.

Russ asked for questions/comments from the public. Resident, Leonard Young spoke stating he is the neighbor to the right of this property and resides at 8316 Caughdenoy Road. He notes they are all friendly neighbors, but is concerned as he looks out his back window of the location and appearance of the arrays. He's hopeful another spot can be utilized on the property without causing disruption.

Russ asked Mark (Dottolo) to meet with his Project Manager and get any questions to the Planning Commissioner, Mark Territo. He also requested they have alternatives for this project.

A motion was made by Hal Henty seconded by Al McMahon to adjourn Case #2022-027 – 8350 Caughdenoy Road – Special Permit – Tier 2 Solar Energy System to July 27, 2022.

Motion Carried 5-0

Public Hearings (Old Business/Open and Adjourned):

****Case #2021-011 – Sharkey's Beach Volleyball and Restaurant (3) – 7240 Oswego Road – Amended Site Plan (Adjourned from 14 previous meetings).**

A motion was made by Hal Henty seconded by Michelle Borton to adjourn Case #2021-011 – Sharkey's Beach Volleyball and Restaurant – 7240 Oswego Road – Amended Site Plan to July 27, 2022.

Motion Carried 5-0

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****Case #2022-011 – 7842 Goguen Drive, LLC (3) – 7842 Goguen Drive – Amended Site Plan (Adjourned from 3 previous meetings).**

A motion was made by Michelle Borton seconded by Karen Guinup to adjourn Case #2022-011 – 7842 Goguen Drive – Amended Site Plan to July 27, 2022.

Motion Carried 5-0

****Case #2022-023 – Westside Properties FRSW, LLC/7458 Oswego Road (3) – 7458 Oswego Road – Amended Site Plan (Adjourned from 2 previous meetings).** Jeremy Arts, Ancor, Inc. presented on behalf of the applicant noting this project is to extend a back parking lot to accommodate more parking for eighteen (18) additional spaces and a handicap space as well as addition of one (1) new light and relocation of an existing light. Russ Mitchell spoke stating the drawings provided are too large and asked they redo to 3'x2'. He also commented on the illustrations and asked they deleted from the site plan sheet. Further, Russ asked if 25 people/day would visit and Jeremy said yes, approximately, however, there could be days of up to 50. Russ questioned handicap accessibility and Jeremy said there is an existing ramp at the rear of the building. As well, he asked if they had received Onondaga County's comments and provided a copy; there are items the County wants to see on the drawings. Russ stated the square footage of the building needs to be added and the Engineer is looking for sewer, water and drainage capabilities. The zoning and owner names for properties on either side as noted is old and needs updating. Lastly, the Engineer is concerned with topography and wants to see how run-off will be addressed due to past flooding concerns on Route 57. Karen Guinup asked they also provide details on setbacks and lot coverage. Hal Henty noted the 20' light poles appear to have spillage on the neighboring properties and wants this adjusted. Jeremy stated the fixtures will be tilted accordingly. Russ noted the easement in the back and asked the applicant to work with the other property owners about the ingress/egress issue for a viable solution. All should be in writing and offered Kathy Bennett's assistance for working on an agreement. Karen commented noting whatever is agreed to, needs to be in writing and approved before a site plan is approved. Michelle Borton asked to be sure the back driveway meets code requirements.

Russ asked for any further questions/comments. None provided.

A motion was made by Michelle Borton seconded by Karen Guinup to adjourn Case #2022-023 – Westside Properties FRSW, LLC/7458 Oswego Road – Amended Site Plan to August 10, 2022.

Motion Carried 5-0

****Case #2022-026 – Louis Bottino/Warehouse Expansion (3) – 7511 Wetzel Road – Amended Site Plan (Adjourned from 2 previous meetings).** Lou Bottino presented noting all documents have been resubmitted. Lou commented on one item regarding the gravel encroachment stating when his neighbor did a fill permit he attached to his culvert, carrying across his property to the side; it is all gravel, diverted properly and blends as one driveway. Russ Mitchell thanked Lou stating all is now complete.

Russ asked for questions/comments from the public. Resident, Nicholas Blaney spoke commenting the Bottino's are a good member of the community and he is happy to see them receive approval. He also thanked the Board Members for their due diligence.

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Russ reminded Lou to get a hold of Onondaga County DOT regarding the ingress/egress as he'll need to coordinate access plans with them. As well, the Health Department needs to know the location of the disposal system. A copy of the Onondaga County comments were provided to Lou.

Russ asked for any further questions/comments. Hearing none he closed the case.

Michelle Borton read: In the matter of the application of the Planning Board Case #2022-026 – Louis Bottino/Warehouse Expansion – 7511 Wetzel Road, I move the adoption of a resolution using standard form #10 – SEQR, that the proposed action is an unlisted action and does not involve any Federal Agency. It is further determined the proposed action will not have a significant effect on the environment and the resolution shall constitute a negative declaration for the following reasons: The proposed action is consistent with the existing use of the developed site and surrounding vicinity. Seconded by Hal Henty

Motion Carried 5-0

Michelle Borton read: In the matter of the application of Planning Board Case #2022-026 – Louis Bottino/Warehouse Expansion – 7511 Wetzel Road, I move the adoption of a resolution using standard form #20 – Site Plan granted based on a map by Cadd Systems Drafting & Design dated March 10, 2022 revised June 6, 2022 and numbered A1.0, A1.1, A1.2, and A1.3. Conditioned upon approval of all legal and engineering requirements of the Town of Clay. Seconded by Hal Henty.

Motion Carried 5-0

Closed Hearings – Board/Applicant discussions:

**Case #2021-012 – *Crossroads Commons* (3) 4705, 4709, & 4713 Crossroads Park – Preliminary Plat (Adjourned from 11 previous meetings). The applicant was present and stated all work needing to be done is now complete. Russ Mitchell thanked the applicant also indicating the Engineer is pleased and all can now move forward.

Michelle Borton read: In the matter of the application of the Planning Board Case #2021-012 – Crossroads Commons – 4705, 4709, & 4713 Crossroads Park, I move the adoption of a resolution using standard form #10 – SEQR, that the proposed action is an unlisted action and does not involve any Federal Agency. It is further determined the proposed action will not have a significant effect on the environment and the resolution shall constitute a negative declaration for the following reasons: The proposed action is consistent with existing community planning and charter. Seconded by Hal Henty

Motion Carried 5-0

A motion was made by Karen Guinup to move to Final Plat, seconded by Michelle Borton.

Motion Carried 5-0

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**Case #2021-013 – *Crossroads Commons* (3) 4705, 4709, & 4713 Crossroads Park – Final Plat.

Michelle Borton read: In the matter of the application of Planning Board Case #2021-013 – Crossroads Commons – 4705, 4709, & 4713 Crossroads Park, I move the adoption of a resolution using standard form #40 – Final Plat granted based on a map by Ianuzzi & Romans, P.C. dated January 12, 201 revised July 12, 2022 and numbered file #919.024. Conditioned upon approval of all legal and engineering requirements of the Town of Clay. Seconded by Karen Guinup.

Motion Carried 5-0

New Business:

Signs:

Skylight Signs– *Royal Car Wash* – 7376 Oswego Road - Zoned HC-1, Permit #52,769.

1 – Freestanding Sign - The applicant is proposing a 27.3 square foot internally illuminated sign when 32 square feet are allowed. This will meet the code.

3- Wall signs. The applicant is proposing a 71 square foot sign on the front of the building when 163.6 square feet are allowed. They are also proposing 2 additional side wall signs, internally illuminated, of 32 square feet each. Should the applicant receive the Area Variance on July 11, the proposed signs will meet the code.

The Planning Board could not approve this signage until the applicant explains where they are putting the two signs for the building as their variance was not approved.

Saxton Signs– *7-Eleven at Sunoco Gas Station* – 5136 W. Taft Road - Zoned LuC-1, Permit #52,880

The applicant is proposing a face change from ‘A-Plus’ to ‘7-Eleven’ and one (1) wall sign 8.15 square feet in size when 18 square feet is allowed. The proposed signs will meet the code.

A motion was made by Hal Henty seconded by Michelle Borton granting approval of Sign Permit #52,880 – Saxton Signs – 7-Eleven at Sunoco Gas Station – 5136 W. Taft Road.

Motion Carried 5-0

Russ Mitchell asked if there were any further comments or questions, hearing none he adjourned the meeting.

A motion was made by Michelle Borton seconded by Al McMahon granting approval to adjourn the meeting at 8:46 p.m.

Motion Carried 5-0

The next meeting is slated for July 27, 2022

Respectfully Submitted,


Judy Rios
Planning Board Secretary